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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: FEBRUARY 9, 2006

SUBJECT: TIME EXTENSION FOR TRACT MAP

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

Staff recommends your Commission approve the time extension.

DISCUSSION

The following time extension is recommended for approval:

TRACT 2536 (S020296U) First time extension request from **SKIP TOUCHON of TWIN CITIES SURVEYING, INC.**, to subdivide an existing 10 acre site into 15 lots ranging in size from 9,890 to 33,000 square foot lots each and one lot of 3.43 acres. The project is located on Cow Meadow Place on the east side of Highway 101, approximately 500 feet east of Ramada Drive in the community of Templeton, in the Salinas River planning area, in the Commercial Retail Land Use Category. APN: 040-151-049 & 050. Supervisorial District 3.

The tentative map was to expire on January 22, 2006. On December 15, 2005, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **1st one-year time extension** be granted to January 22, 2007, subject to the Resolution of the Planning Commission adopted January 22, 2004.



EXHIBIT

Land Use Map

